

#	Address	Description	Contractor	Amount	Date
#927	Derby Bar	Shelving and painting	Owner	\$ 50.	Oct. 1, 1944
#921		Changing shelving	Owner	\$ 200.	Oct. 14, 1944
#935		Remodeling for small restaurant	Owner	\$ 25.	Oct. 21, 1944
#935		Painting sign on wall - BRILL'S BONDED FRUIT SHIPPER	General Building Reps	\$ 600.	Nov. 2, 1944
#929		New store front: cement blocks & glass	General Building Reps	\$ 350.	Dec. 2, 1944
#943		Show cases and racks - 2x4 partitions	General Building Reps	\$ 130.	Oct. 14, 1944
#933		Painting - Dave Stone, painter		\$ 225.	Oct. 14, 1944
#935		Painting - Dave Stone, painter		\$ 80.	Oct. 21, 1944
#917		Flat wall sign	Yori Sign Co.	\$ 95.	Dec. 2, 1944
Miller's Mens		Shelving & painting - day labor		\$ 400.	Sept. 4, 1944
#929	Wash. Ave.	Painting - inside - A. S. T. Painting		\$ 200.	Oct. 6, 1944
#937	Wash. Ave.	Awning - 21 ft. long - Double Protection Awning Co.		\$ 165.	Oct. 7, 1944
#925	Wash. Ave.	Painting - Starlight Painting Co.		\$ 100.	Dec. 2, 1944
#931	Wash. Ave.	Painting inside store - moving fixtures - Day Labor		\$ 200.	Sept. 27, 1944
#925	Wash. Ave.	Change front door to side of old location - Owner		\$ 250.	Oct. 4, 1944
#943	Wash. Ave.	Flat sign - Tropicalites, Inc.		\$ 225.	Nov. 1, 1944
#929	Wash. Ave.	Flat wall sign - 12 sq. ft. - Claude Southern Corp		\$ 65.	Dec. 2, 1944
#941	Wash. Ave.	One Roller Awning Complete - Page Awning Co., contr.		\$ 145.	Jan. 24, 1944
#939	" "	Painting, interior - Owner		\$ 100.	May 2, 1944
#929	Wash. Ave.	Flat wall sign - 32 sq. ft. - Colorescent Neon Sign Co.		\$ 300.	Oct. 5, 1944
#931	Wash. Ave.	Flat wall sign - 13 sq. ft. - Tropicalites		\$ 150.	Oct. 20, 1944
#931	Washington	Remodeling for new store front: Owner -		\$ 600.	Apr. 4, 1950
#931	Washington	Awning - no upright in sidewalk - Quality Shade & Blind Co.		\$ 75.	May 2, 1950
#931	Washington	New shelves & counter - Owner		\$ 200.	May 2, 1950
#927	Washington	Repairs, painting, new doors for front of store - only - Owner		\$ 100.	Aug. 11, 1944
#917	Washington	Remodeling store front - Norman Rubinson, contr.		\$ 950.	Oct. 29, 1944
#939	Washington	Shelves, cabinets & booths - Beach Cabinet Shop, contr.		\$ 600.	Jan. 30, 1944
#915	Washington	Cutting new door way and remodeling store front - Owner		\$ 200.	May 2, 1944
#931	Wash. Ave.	Flat Wall Sign, 24" x 8', w. neon: York Sign Co:		\$ 95.	Aug 21, 1944
#925	Wash. Ave.	Shelving: owner:		\$ 200.	Sept 3, 1944
943	Wash. Ave	Dabell Construction Co... New show window and bulkhead:		\$ 200.	Oct. 11, 1944

BANK OF MIAMI BEACH

# 46336	REMODELING EXISTING STORES... ADDITION 37 1/2 x 55' in rear and remove 12 feet in rear of #943 Washington Avenue: Dimensions 60' x 118'... Subject to survey: Edwin T. Reeder, architect: Arkin Construction Co., contractor:	\$ 42,000	Nov. 8, 1954
# 46626	Tropicalites... Flat wall sign	\$ 600.00	Dec. 16, 1954
# 46946	Harry C. Higgins Install one - 25 ton A. C. Unit	\$ 7 000	Feb. 17, 1954

Plumbing Permits:

# 17825	Stolpman Plumbing: 1 shower, 1 gas water heater: November 1, 1944
# 18279	George Pitsch: 1 safe waste drain, reset; 1 gas range, 1 coffee urn.

BUILDING CARD # 2 - SEE ORIGINAL CARD IN SURVEY FILE

1310

Owner Jaykay Realty Corp.

Lot 11-12-13 Block 31 Subdivision OCEAN BEACH #2

Permit No. 8343 (all plans) Cost \$33,000

Address 913, 15, 17, 19, 21, 25, 27, 29, 31, 35, 37, 39,
41, 43 Washington Avenue
Bond No. 1389

General Contractor Henry W. Gabbe

Architect Henry Hohauser

Zoning Regulations: Use BB Area 19

Building Size: Front 200' Depth 130'

Certificate of Occupancy No.

Type of Construction C.B.S. Foundation Reinforced concrete

Roof flat designed for one story

Height 1 Stories 1

Use 12 STORES

Date June 5, 1956

PLUMBING Contractor Pitsch Plumbing #48170

Sewer Connection

Date 1/5/71

1 repairs to house drain 4"

Temporary Water Closet

Water Closets

Lavatories

Bath Tubs

Showers

Urinals

Sinks

Dish Washing Machine

Laundry Trays

Laundry Washing Machines

Drinking Fountains

Floor Drains

Grease Traps

Safe Wastes

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL

FINAL APPROVAL

GAS Contractor

Gas Ranges

Gas Water Heaters

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

GAS Rough APPROVAL

GAS FINAL APPROVAL

ELECTRICAL Contractor

E & E Elect. #67906

Date 5/4/70

Switches

Lights

2 Receptacles

Ranges

Irons

Refrigerators

Fans

Motors

Appliances

Water

Space

Electrical Contractor

Date

24

110 #

METRO ORD. #75-34

REPERMITS DATE: 6-18-79

Down Spouts

Wells

Date

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

FINAL APPROVAL

By

Date

BUILDING PERMITS:

- 935, 37, 39, 41, 43 Wash. Ave. #79117 Yoya Land Corp.: Convert Bank Bldg. to Five Stores - \$5,000.00 - 10/17/67 OK WHITE 1/19/68
- 931 Washington Ave. #79411 Edvito Signs: Paint sign - \$60 - 12/6/67
- 915-943 Washington Ave. #79685 Giffen Industries, Inc.: re-roof 200 squares \$7,950 - 2/5/68
- 937 Washinton Ave. #80039 Albo Refrigeration Service Co.: One 3 ton window unit - \$500 - 4/8/68
- 933 Wash. Ave. #80053 Rudy Glass: Change glass & door - \$840 - 4/9/68 OK HP 5/7/68
- 939 Washington Ave. #80129 Albo Refrigeration: Install 3 ton air conditioner - \$985 - 4/23/68 OK SHAWNEY/SLA
- 929 Washington Ave. #80499 Alterations to store front - Metro Products Control Approv. June 14, 1968 \$728.00, 6/19/68 OK NY 4/5/68
- 915 Washington Ave. #242 Air Conditioning & Appliance Center: 2 (wind) air conditioning 22,500 B.T.U. \$500.00 5/14/68
- 929 Wash. #82064 El Bisel, Inc. Repairs to damage of store front \$800.00 3/17/69
- #687 New Era Ref. - 1 - 1 H.P. - 1 - 3 H.P. 6/23/69
- #1352 - Dewey Hawkins - air cond wind 1-2 HP 10/6/70
- #01390-Jalco, Inc.-Aluminum storm panels installed on store front-\$142-7-6-72
- #01596-State Mens Stores-Jalco, Inc.-Install aluminum storm panels on store front-\$152-8-15-72
- #09782-Miami Sign Co.-Sign-The Eyeglass Factory-\$125-9-20-76
- #10155-Perfect Construction-Partitions and Interior remodeling-\$2500-11-3-76
- #12001-Owner-Interior remodeling for retail florist-\$2000-9-1-77
- #14297 - Leonard Martin Realty Corp. - painting & plastering - \$290. - 12/5/78
- #15034 - Rudys Glass Const - remove partition & patch floor \$900.00 5/22/79
- #90807 2/22/83 owner interior and exterior remodeling as per plans \$5,000.
- #M06451 10/28/83 Pan Am Air Cond - bath room vents vent only 5 units project cost 707.80
- #M06776 6/21/84 Jerrys Air Cond - mechanical ventilation, hood ^{Chairs} \$5,000.
- #91301 6/22/84 owner interior remodeling restaurant (no chairs) \$5,000.
- #26299 12/12/84 owner 2 flat signs (25 sq ft & 7.20 sq ft) and 2 window signs total 39 sq ft "Insurance" \$200.
- #30425 - 6-1-87 - CRF Inc. - Remove & repair stucco back to original form & paint - \$52,000.00
- #M09123 - Aviair - 5kw Central Heating, 2 ton A/C (Central) - 7-13-87
- #M09225 - Avi Air - 3ton A/C central - 8-11-87
- #M9441 AVI-AIR Air Conditioning Central 2 1/2 ton
- #M9589 - AVI-Air - 7.5kw Central heating, 21/2ton A/C central, duct work only - 12-4-87

Plumbing Permits:

930-943 WASHINGTON AVENUE WASHINGTON DC 20001

#50034-Peoples Gas- 1 fire valve-7-12-73

Electrical Permits:

#66055 Brothers Elect. Co. 4 Switch Outlets, 6 Appliance Outlets, 1 Service 8/9/68
#67041 C. J. Kay: 2 motors 2-5 HP 5/29/69

#67072 Dick Williams Elect. Serv. 2 Ref. Outlets 6/11/69

#69613-Ocean Electric Co.- 1 Fixtures-4-24-72

Electrical Permits:

Miller's "	# 7292	22 outlets, 3 receptacles, 18 fixtures,	October 12, 1936
Beauty Salon	# 7293	17 outlets, 12 receptacles, 15 fixtures,	October 12, 1936
#939 "	# 7293	2 switch outlets, 15 light outlets, 12 receptacles, 15 fixtures,	Nov. 20, 1936 OK
erby Bar	# 7291	Goddard: 1 switch, 11 light outlets, 10 receptacles, 11 fixtures,	Nov. 28, 1936 OK
Millard's	# 8280	Triangle Electric: 1 neon transformer, February 9, 1937	
Millard's	# 9306	Triangle Electric: 2 neon transformers, September 13, 1937	
	# 9490	Lyon Electric: 4 light outlets, 1 fan, 1 center of distribution,	October 6, 1937
	# 9504	Lyon Electric: 1 motor -- October 7, 1937	
	# 9563	Griffin Electric: 6 light outlets, 6 refrigerators,	October 14, 1937
	# 9537	Goddard: 5 switch outlets, 11 light outlets, 1 receptacle, 11 fixtures,	2 centers, Oct. 12, 1937
	# 9722	Goddard: 7 light outlets, 7 fixtures, October 30, 1937	
	# 9780	Ellisott: 2 neon transformers, November 4, 1937	
Miller's	#10538	Reisner Neon Co: 2 neon transformers - February 1, 1938	
Carroll's	#10539	Reisner Neon Co: 3 neon transformer - February 1, 1938	
	#12421	La Vigne Electric: 6 light outlets, 4 receptacles, 6 fixtures, 1 iron,	
		1 center of distribution, January 28, 1939	
Boderman	#13607	Unity Electric: 4 switch outlets, 18 light outlets, 8 receptacles,	2 centers, 10/24/3
Sauls	#13702	F. C. Ast Electric: 1 motor, November 2, 1939	
Sauls	#13855	Unity Electric: 4 receptacles, 1 refrigerator, 3 appliances,	1 center, 11/20/1939
Boderman	#14119	Unity Electric: 7 Fixtures, 2 motors, 1 center.	December 13, 1939
Boderman	#14120	Unity Electric: 7 Fixtures, December 13, 1939	
Joe Scher	#14433	Reisner Neon Co: 2 neon transformers, January 23, 1940	
	#14553	F. C. Ast: 5 light outlets, 2 receptacles, February 21, 1940	
	#15194	Neon Sign & Display - 1 neon transformer: July 2, 1940	
Fay's Dress Shop	#16040	Triangle Electric: 12 Fixtures, Oct. 30, 1940	
	#16379	L. H. Wessels: 12 Fixtures, December 3, 1940	
Al's Beauty	#16879	Abbott Electric: 2 Fixtures, February 14, 1941	Final OK Brown 2/19th
Needy's	#18138	Morgan Neon Sign & Co: 1 neon transformer - December 17, 1941	
	#19049	Lyon Electric: 3 appliances - January 1, 1943	
	#19832	Lyon Electric: 5 Receptacles, November 30, 1943	
Sandwich Shop	#20077	Ace Electric: 1 light outlet, 3 receptacles, 1 fan,	February 10, 1944
Air Flight Bar	#20094	Ace Electric: 11 Receptacles, February 19, 1944	
L & U Sports Wr	#20112	Lyon Electric: 1 light outlet, 6 fixtures, March 1, 1944	
Air Flight Bar	#20145	Acolite Sign Co: 1 neon transformer, March 13, 1944	
Air Flight Bar	#20161	Ace Electric: 1 switch outlet, 11 receptacles, March 23, 1944	
L&H Sports Wear	#20235	F. C. Ast Electric: 4 motors, 1 center of distribution,	May 4, 1944
Derby Bar	#20278	F. C. Ast Electric: 4 light outlets, 4 fixtures,	May 27, 1944
935 Washington	#31327	Emanuel Electric: 1 Temporary service, 1 Meter change,	May 19 1950 OK - 7-7-50

See other side

APRIL 14, 1950

#917 Emanuel Electric: 13 centers of distribution - June 27, 1950 -7/7/50 PM.
 Emanuel Electric: 6 fixtures- Feb. 26, 1951

#939 Unity Electric Co: 2 switch outlets, 2 receptacles, 18 light outlets, 18 fixtures-
 Final OK-P.Meginniss 6-23-52 Nov. 14, 1951

#917 Handsel Electric: 20 fixtures, 1 water heater outlet - Feb. 14, 1952 OK 3-5-52

#931 Astor Electric Service: 1 fan outlet- July 16, 1952 -OK,H.Rosser,11/25/52

#929 York Sign Co: 1 Neon transformer, Aug.21,1953

939 Bank of Amer # 43508 Foerster Elec Co: 4 Switch Outlets, 6 Receptacles, 8 Light Outlet, 13 Fixtures,
 OK, Rosser 1/31/56 4 Refrigerator Outlets, 4 Fan Outlets, 1 Center of Distribution,
 4 Motors (1 HP), 1 Motor (2-5 HP): Oct 19, 1953 OK, Rosser, 2/5/54
 Kammer and Wood... 35 switch outlets, 66 receptacles, 62 light outlets, 62
 fixtures, one appliance outlet, 2 motors(0-1hp, 3 motors, 2-5hp, 1 motor 11-25hp
 Nov. 26, 1954

911 Economy Plumbing...one gas pressing machine December 1, 1954 OK, Rothman 12-8
 911 Kenny Electric...one motor...December 7, 1954 1954

Bank of America #43654 Tropicalites...two neon transformers...December 16, 1954 OK, Plaag 1/3/55

Bank of M. B. #46489 Edison Neon: four neon transformers January 3, 1956

Bank of M. B. #48788 Kammer & Wood: 10 switch outlets, 10 receptacles, 10 light outlets, 10 fixtures
 1 center of distribution, 1 motor, 0-1hp, 1 motor, 2-5hp
 October 23, 1956

Lots 10-11-12-13-13 lots 31- ALTERATIONS OR REPAIRS 913 to 943 Washington Avenue
 Ocean Beach Address

Building Permits:

- 937 Washington Ave: #47773 Aluminum Awning: Endure Products, Inc. \$ 750.00 June 13, 1955
- Bank of Miami Beach #49532 Edison Neon: Roof Sign 135 square feet \$ 1 500 January 3, 1956
- 937 Washington Ave: 50154 Gordon Roofing Company: Re Roofing \$ 250.00 April 16, 1956
- Bank of Miami Beach 51019 Remodeling front of bank building ---by owner \$ 900.00 July 19, 1956
- C. O. #3130 9/14/1956 OK, Cox 9/12/56
- Bank of Miami Beach 51723 REMODELING adjacent Restaurant to banking Quarters - Put in new partitions and doors, etc: Anis and David, architect: W. J. Brown, contractor \$ 4 000.00 October 8, 1956
- Bank of Miami Beach 51770 Install one - 5 ton A. C. System -- Watson Tanner, contractor -----
- Bank of Miami Beach 52305 Installation of one 5 Ton A.C. Unit: Watson Tanner: \$ 1 500.00 October 11, 1956
- OK Flaag 11/20/56
- 929 Washington Avenue #52321 Repairs to front of Building: Walter J. Brown: \$500.00: December 15, 1956
- 929 Wash. Ave. #57482 Owner: Remodeling front of store, enclosing part & replacing some glass, no structural work involved - \$200.00 - October 2, 1958
- 929 Wash. Ave. #57482 Owner: Remodeling front of store, enclosing part & replacing some glass, no structural work involved - \$200.00 - October 2, 1958
- 915 Wash #61094 ABC Neon: Flat wall neon sign 15 sq.ft. using existing transformer - \$200 - Jan. 25, 1960
- 913 Wash. #68236 Syjack Construction Co.: Walk up teller window to be installed on owners property - \$200. - 10/16/62
- 943 Wash. #70655 Rudy Glass Service: Replace two doors - \$550. - 11/26/63 OKx Work Comp. CB 10/29/64
- 929 Washington Ave. #71119 Sam Deutsch, owner: Install used refrigeration and minor repairs - \$2500. - 2/20/64 OK Flaag 3/9/64
- 929 Wash. #73006 Shannon's Inc: One 5-ton a.c. pkg. unit - \$850. - 11/19/64 OK Flaag 12/9/64
- 929 Wash. #77151 Air Condition Appliance Center: 2 - 28,000 BTU window units - \$800 - 10/12/66 OK Flaag 10/13/66
- 929 Wash. #77860 Belex Inc.: Install refrigerated display cases and walk-in cooler with refrigerating machines - \$1350, 2/24/67
- OK Flaag 3/1/67
- 929 Wash. #78458 Albo Refrigeration Service Co.: Install two 3-ton a.c. wall units - \$1200 - 6/21/67
- 931 Wash. #79411 Edvito Signs: Paint sign - 12/6/68 - \$60

Plumbing Permits: #42052 M. S. Plumbing: 1 Urinal - Dec. 30, 1959 (915 Wash)

929 Wash. Ave. #44175 Morgen Plumbing: 2 sinks; 1 grease traps; 5 safe waste drains; 1 water heater; 2 gas ranges, 2/27/64
 OK Jenks 2/27/64

929 Wash. Ave. #44268 Morgen Plumbing: 1 sink; 2 safe waste drains; 1 gas griddle - 5/15/64

929 Wash. Ave. #45768 George J. Pitsch: 1 sink; 1 water heater, elec. - 2/10/67

931-41 Wash. Ave. #46172 R. S. Ringemann: 2 lavatories, 1 bath tub, 2 water services - 10/13/67

Electrical Permits:

915 Wash. #51424 Lyon Elec: 2 Motors (1HP) - Dec. 26, 1957 OK 12/26/57 Fidler

917 Wash. #52205 Astor Elec: 1 Motor (1HP) - July 1, 1958 OK 7/2/58 Newbold

929 Wash. #52882 Gray & Co: 1 service equipment, 1 meter change, 1 motor (6-10HP) - Oct. 23, 1958 OK 11/7/58 Fidler

925 Wash #54418 Kenny Elec: 1 water heater, 1 fan outlet - Nov. 4, 1959 OK 11/13/59 Newbold

~~929 Wash #54437 Jonesey Elec: 1 center of distrib, 1 service equip, 3 motors(1HP) - 11/6/59 OK 11/13/59 Newbold~~

911 Wash #54437 Jonesey Elec: 1 center of distrib, 1 service equip, 3 motors(1HP) - 11/6/59 OK 11/13/59 Newbold

925 Wash #54872 Kenny Elec: 5 switch outlets - March 7, 1960 OK 4/22/60 Newbold

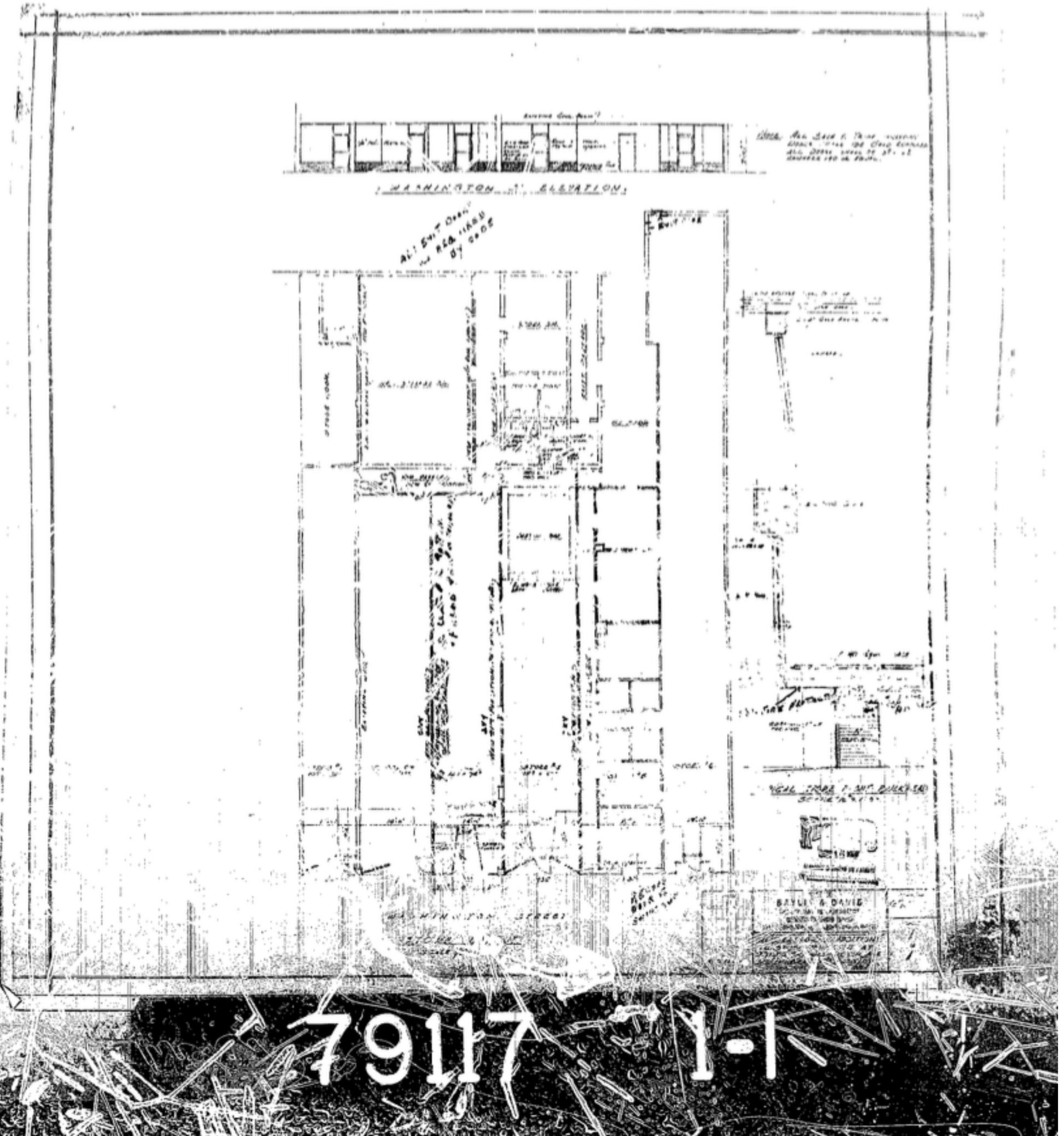
929 Wash. #60563 C.J.Kay Elec: 26 fixtures--1/16/64

929 Wash. #60751 C. J. Kay Elect. Co.: 4 receptacles; 9 motors, 0-1 hp; 2 motors, 2-5 hp; 5 appliance outlets; 2 centers of distribution; 1 serv. equipment - 3/16/64

937 Wash. #60891 Astor Elec. Serv: 1 range outlet - 4/30/64

943 Wash. #61687 C. J. Kay Elec. Co.: 1 motor, 2-5 hp; 1 meter change; 1 serv. equip. - 11/12/64

927 B Washington Ave. Ben's Elec. Corp.: 3 fixtures; 1 motor, 0-1 hp - 1/19/65



RENOVATION PLANS (DATES ARE UN-RECOGNIZABLE ON DRAWING)

947 WASHINGTON AVENUE



947 WASHINGTON AVENUE

ARCHITECT: KIEHNEL & ELLIOT

YEAR BUILT: 1942

DESIGNATION: HISTORIC

LEVELS: 1

FOLIO: 02-3234-008-1410

LOT SIZE: 6,500 SQUARE FEET





As illustrated in these photographs from the early 1970's it can be seen that these store fronts have undergone many transformations with over-abundant signage through the years.

TOP PHOTO: 1971 VIEW OF 947 WASHINGTON AVENUE (4)
LOWER PHOTO: 1971 VIEW OF 955 (LEFT) AND 947 WASHINGTON AVENUE (RIGHT) (4)





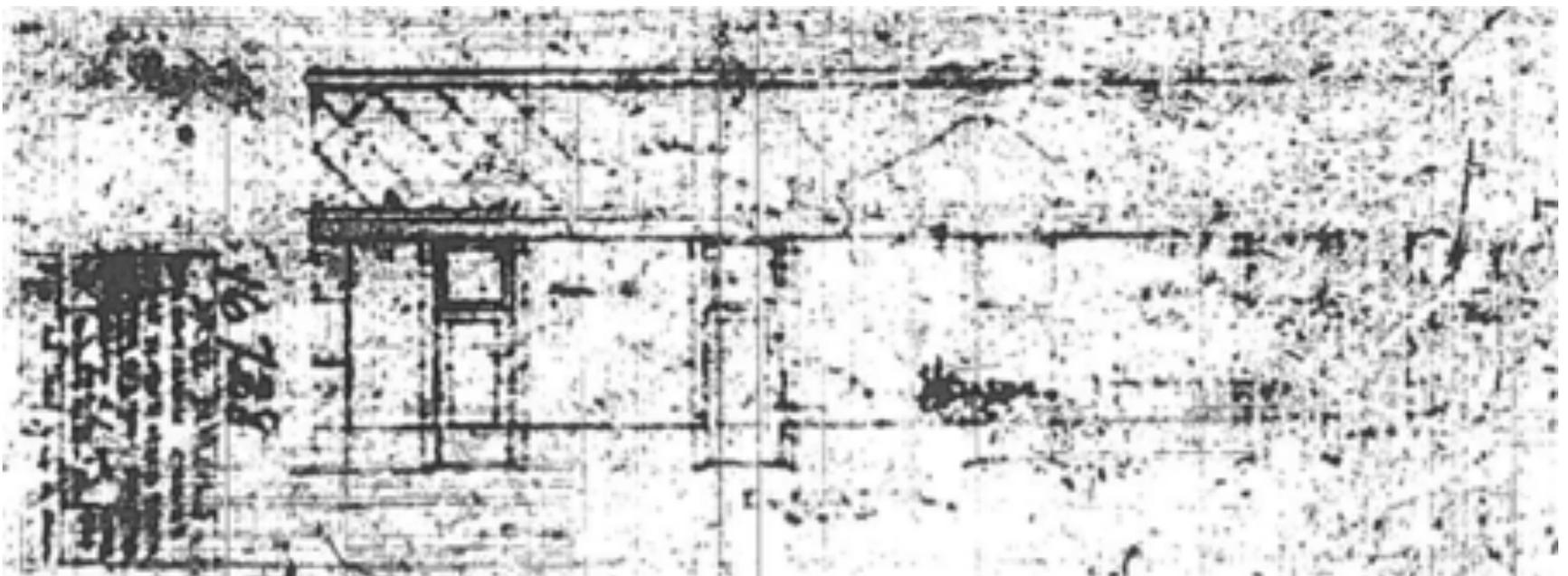
TOP PHOTO: 2016 VIEW OF 947 WASHINGTON AVENUE (3)

LOWER PHOTO: ORIGINAL ARCHITECTURAL ELEVATIONS (5)

This is a 1-story commercial building in the Art Deco style built in 1942. The structural system consists of stucco on concrete block. The foundations are noted on the Building Card as spread footing, Also noted is the flat roof with parapet walls. Windows are fixed aluminum replacement windows.

The diagonally scored concrete above the storefronts is shown as being original in the original architectural drawings below.

The 4" x 4" ceramic tiles at the knee-wall are not original to the building.





1989 PHOTOGRAPH from the CITY OF MIAMI BEACH PLANNING DEPARTMENT's HISTORIC PROPERTY DATABASE



2016 PHOTOGRAPH (3)

ALTERATIONS & ADDITIONS

Building Permits: # 16874 SIGN (White Swan Laundry) \$ 40: American Sign Co: June 5, 1942
 # 20449 Interior partition - Beer Construction Co: \$ 500: July 24, 1945
 # 20532 Screen door - General Building Repairs - \$ 275..... August 7, 1945
 951 Washington ave: # 20725 Shelves on both sides of store -- (owner) \$ 200.... Sept. 13, 1945
 953 Washington ave: # 20754 Move partitions 10 ft back - new shelves (owner) \$150.. Sept. 21, 1945
 949 Washington ave: # 21382 Shelving - day labor - \$ 50: Nov. 20, 1945
 949 Washington ave: # 21674 Painting sign on front of building Airline Signs \$ 10.... Dec. 19, 1945
 949 Washington ave: # 22297 Installing fan in rear of building - Norton-Ganger- \$300: Apr. 15, 1946

Plumbing Permits:

Singer Fruit Co: 947 Washington : # 17379..O.Schweitzer: 1 Gas Range, 1 Gas water Heater. .Jan. 13, 1944
 " " # 18547 Geo. Pitsch: reset 1 sink - October 2, 1945
 951 Washington # 25179: Serota Plumbing Co: 1 sink, 1 floor drain, 3 safe waste drains, 10/10/47 T.A. O.
 1 Gas sterilizer: June 5, 1947 Rough OK 7/18/47
 Gas OK O'NEIL ----- 7/18/47

Electrical Permits:

21305. Astor Electric Co: 2 switch & 6 light outlets, 2 receptacles, 6 fixtures, 4 motors, 5 centers of distribution Sept. 10, 1945
 953 -Dress Shop # 21340 Astor Electric : 6 light outlets, 2 Receptacles, 6 fixtures Sept. 27, 1945
 251-Washington Ave # 21748- Astor 7 light outlets, 7 fixtures-----12-2-48
 947 ----- # 22948 Tropicalites -- 1 neon transformer Aug. 26, 1946
 949 ---- # 23295 Astor Electric: 1 switch outlet, 3 light outlets, 14 Fixtures, Nov. 8, 1946
 949 ---- # 23296 Astor Electric: 3 light outlets, 3 fixtures, 2 motors, 1 center, Nov. 8, 1946
 947----- # 24698 Alkay Electric: 2 switch outlets, 2 light outlets, 2 motors, 1 center of distribution 8/21/47

Lot	Block	Subdivision
ALTERATIONS & ADDITIONS		
Building Permits# 36314	Remodeling for new bakery (under new law- Sec. 8 Paragraph 12, Zoning Ordinance)- Grease trap & exhaust fan over roof-Owner \$ 1,000... July 12, 1951	
949 Wash. Ave. #36708	Neon flat wall sign- Acme Neon, contr. \$ 85..... August 30, 1951	
#45738	Upton House Cooler Corp: Exhaust fan on roof: \$ 250.00 Jan. 12, 1955	
#54852 Mutual Neon:	Flat neon wall sign-50 sq.ft.- \$350.00- Oct. 31, 1957	
921 Collins Ct #55516	Dudley-Cawthorne, Inc: 1 - 1 1/2 HP compressor installation, F 12 refrigerant reach in case - \$800.00 - February 11, 1958 OK 2/11/58 Flaag	
947 Wash. rear: George Kramer:	15' x 30' x 11' high storage rm. on spread footing CBS II, \$2000, 7/29/60 #62567 OK Cox 10/25/60	
947 Wash. #63429	Horton Felt: 1 - 2 ton built-up refrigeration system - \$1000 - Oct. 31, 1960 OK 1/3/61 Flaag	
955 Wash #64515	Miami Air Cond: 1-5 ton pkg air conditioner with cooling tower-\$2500-4/3/61 OK Flaag 4/17/61	
Plumbing Permits:		
49 Washington # 32275	- Methan Serota: 1 Sink, 1 Floor drain, 1 Safe waste drain, 1 gas range, 1 bake oven 1 gas outlet for broiler, Sept. 7, 1951 rough - ok LR 9-7-51 Final Gas - 7-18-51 LR	
953 Washington # 36505	Serota Plumbing one sink.... 1 gas range, 1 gas booster.... 10-27-54 OK, Rothman 11-4-54	
949 Wash. #39566	Amber Fuel Oil: 1 Steam Boiler, 1 - 275 gal. oil burner-6/12/57	
951 Collins Ct. #40105	Serota Fibg: 1 Elec. Water Heater - Dec. 5, 1957	
<hr/>		
#949	Electrical Permits#34956	Astor Electric: 2 light outlets, 2 fixtures, 4 centers of distribution, 4 motors- August 30, 1951
#949	#34858	Acme Neon: 2 neon transformers - Aug. 30, 1951
#951	Deutch's #36340	Astor Electric Serv: 2 receptacles, 1 Fan Cyllet: Dec 17, 1952-OK, H. Rosser, 12-18-52
951	Washington Avenue #43143	Astor Electric Service... 2 light outlets, 16 fixtures, 2 appliance outlets, 2 centers of distribution, 1 meter change: October 7, 1954
953	Washington Avenue #43458	Tropicalites..... 2 neon transformers, 1 flasher... November 22, 1954
947	Washington Avenue #43645	Lyon Electric... one motor... January 20, 1955 OK, Rosser 2/7/55
947	Washington Avenue #4457	Astor Electric: one motor January 3, 1955 OK, Flaag 3/7/1956
953	Wash. #51152	Mutual Neon: 3 Neon Transformers - Oct. 31, 1957
951	Wash. #51252	Astor Elec: 1 Meter Change - N.Y. 19, 1957 O.K. Fidler Nov. 19, 1957
953	Wash. #55907	Astor Elec: 1 switch outlet, 2 receptacles, 1 motor 12-25-56 OK 5/13/60 Umbold
947	Wash #56107	Lyon Elec: 2 switch outlets, 4 light outlets, 4 fixtures, 1 motor(1HP), 1 motor(2-5HP), 1 radio antenna - Nov. 30, 1960
955	Wash #56541	Bond Construction Co.: 1 servico-equip., 1 meter change; 1 motor, 0-1 hp; 1 motor, 2-5 h.p. - Apr. 7, 1961

Lot 14 Block 31 Subdivision OCEAN BEACH 947-49-51- 53 Washington Ave.

ALTERATIONS & ADDITIONS

Building Permits: # 25276 Remove Partition - General Builders - \$ 350. Sept. 3, 1947
 951 Wash. Ave. # 27039 Juice stand- remodeling - Owner \$ 100..... Apr. 17, 1948
 947 Wash. Ave. # 27605 Remodeling for fish market as per Ordinance #451 - Fish Ordinance - Approved by City Council June 16, 1948 \$ 1,000.... July 16, 1948
 951 Wash. (rear of building)-#28873 Fish Market - subject to Ordinance #451- Approved by City Council \$500.....Nov. 22, 1948
 949-951 Wash. # 29458 Painting, inside - Smetan Painting & Deco Co. \$490.....Feb. 18, 1949
 947-49 Wash. #5195 62 lin.ft. - new partition between #947 & #949 Wash. Ave. - Owner \$200...Nov. 15, 1950
 949 Wash. #34648 approx. 30' of clothes rack only - No partitions or alterations - Owner, \$400...Nov. 15, 1951
 951 Wash: #35883 Remodeling store front: Owner ----- \$500 -----May 18, 1951

947 Wash.Plumbing Permits# 26946 Serota Plumbing: 2 sinks, 1 sand trap, 1 safe waste drain - July 19, 1948
 951 Washington: #27907 Pitsch & Morgen: 1 Sink, 1 Floor drain, 1 gas water heater: Oct.8, 1948
 951 Washington # 31672 Pitsch & Morgen: 1 Water closet, 1 Lavatory, May 16, 1951
 951 Washington # 31766 Serota Plumbing: 5 lavatories - June 5, 1951

Electrical Permits:
 947 Washington Ave. #25119 Toby Electric: 20 light outlets, 7 motors, 8 centers of distribution-10-31-47
 947 Washington Ave. #27104 Angler Electric: 1 switch outlets, 1 light outlet, 3 receptacles, 3 fixtures, 2 fan outlets - Sept. 1, 1948
 947 Washington Ave. #29066 Toby Electric: 1 neon transformer - 2 centers of distribution, 1 meter change- June 29, 1949
 951 Washington Ave. #34342 Astor Electric: 2 switch outlets, 6 receptacles, 10 light outlets, 16 fixtures, 1 center of distribution - June 25, 1951

LOT 14 BLOCK 31 SUBDIVISION Ocean Beach ADDRESS 947-49-51-53 Washington

ALTERATIONS & ADDITIONS

Building Permits:

- #09122-Morris Oklin-Kosher Meat Center-Paint wall sign-\$85-5-20-76
- #17545-Twin City Glass-Replace 2 glasses and door broken-\$500-2-13-80
 - #24246 7/18/83 owner painting interior, patching minor repairs \$1,000.
 - #M06327 7/27/83 Johnny's Ent - 1-3/4 ton air cond central exist bldg install of vented air for office
 - #M9564 - Richard Frary - 3 5kv Central heating, 3 5ton A/C central, duct work only, mechanical ventilation - 11-30-87

Plumbing Permits:

- #72982-Callies Electric-Brighton Kosher Meat-correct violation-3-19-76

Lot 14 Block 31 Subdivision Ocean Beach

ALTERATIONS & ADDITIONS

Building Permits: #71548 Cliften Industries Barroof - \$1350. - 5/7/64

Plumbing Permits:

Electrical Permits:

Lot 14 Block 31 Subdivision Ocean Beach

ALTERATIONS & ADDITIONS

- Building Permits: 949 Wash. #79052 Commercial Sign Co.: Flat Wall Sign. (CUBANCAN SUPERMARKET). \$200. 10/3/67
- #79961 CRI Air Cond. & Refrig. Service: One 3-hp unit one. ~~meat cases, one 2-hp unit on frozen food case - \$1000 - 3/22/68~~
- #142 Dewey Hawkins 1-2 Ton Airconditioning \$4.00 7/18/68 ~~see @ 11/1/68~~
- #84505 - Owner - Interior Alterations and Painting \$1,000.00 6/25/70
- #1175 - Amber Fuel Oil Inc. - hot water boilers - 1-3 HP replacement 6/30/70
- #1247 - C.R.I. - type 1319 - refrigeration - 4-2 HP - 1-3 HP - 1-1 1/2 HP 7/30/70
- #86533 - Rudys Glass - 1 store front, 1 door ~~aluminum 2 glass~~ \$850.00 4/22/71
- #00861-Owner-Interior Alterations-~~no structural changes-3300-6-11-72~~
- #03429 Nymann Fosner-~~sign-\$20-6-17-73~~
- #87911 - Argo Neon Sign - sign repaint \$150.00 8/4/71
- Plumbing Permit Mechanical 3306-J & T A/C- 1 2 1/2 hp wind a/c-\$500-6-20-75
- #46483 Serota Plumbing: 1 floor drains-sand traps, 1 safe waste drains - 3/28/68
- #47812 - Serota Plumbing - 2 sinks - 2 floor drains sand traps - 2 safe waste drains - 1 water heaters elect. 5/26/70
- #49194-Peoples Gas System- 1 Range Gas Outlet-6-7-72
- #49437-Silver Plumbing- 1 Grase Trap; 1 Lavatory; 1 Sink, Pot/3-Comp-10-6-72
- #04169-Owner-Drop ceiling and repairs-\$1000-10-1-73
- #06852-Magnetized Sign-Replace wall sig-\$200-2-11-75
- #06853 - Magnetized Sign-Replace wall sign-\$200-2-11-75
- Electrical Permits: #07735-Nu Art Sign-Sign-\$90-8-6-75
- #65999 E & E Electric Contrs Inc. 1 Motor 2-5 H.P. \$3.00 7/22/68
- #67962 - Lyon Elect. Co. Inc. - 5 switch outlets - 11 light outlets - 20 receptacles 7 motors 2-5 HP 5/21/70
- #69660-Campbell Electric, Inc.-1 Water Heater, 2 Motors, 0-1 H.P. Violation, Clean Up-5-15-72
- BUILDING PERMITS: #003923 - Owner - premise permit 71-72-23 units Fee \$25.00 1/11/72
- #00389 - Williams Signs - sign \$30.00 1/11/72
- ELECTRICAL PERMIT:70038-Thomas Mantelos Electric; 2 light outlets; 3 motors 0-1 HP-10-6-72
- BUILDING PERMIT 2282-Belex, Inc.- 3 3HP Refrigeration-\$2600-10-17-72
- #2289-Ray Boone A/C- 1 23000 A/C Wind\$400-10-24-72

COASTAL CONTROL ZONE
 CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS NO.	DESCRIPTION	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	COMMENTS	BUILDING PERMIT NO.
6-10-88		FACADE RESTORATION	\$9,500.00				588801639
8-25-88		REAR OF 11900 sqft	\$6,500.00				58881464
12-6-88		4 NEW CARVAS AWNINGS	\$1,500.00				58882920

BUILDING PERMITS:

#8801032 - 6-10-88 - J.C. Construction - Facade Restoration - \$30,000.00
 #881464 - 8-26-88 - Zuning, Adolfo - RELOC 490 SQ. FT. - \$6,500.00
 #881905 - Rainbow Mammals Inc. - 40kW Central Heating - 16'x10'x10' A/C Central
 #881905 - Rainbow Mammals Inc. - 40kW Central Heating - 16'x10'x10' A/C Central
 #8880220 - 7-26-88 - Biscayne Paving Co. - 4 NEW CANVAS AWNINGS - \$1,500.00

ELECTRICAL PERMITS:

#8801235 - Precision Engineering - 15 AMP 600 AMP IN AMPB 400A, 4 1/2" x 6"
 OLRIP PANEL, 5 SUBPANEL 100A - 7-18-88 BY
 FRESAJO - OSEAN ELECTRIC - NEW ACCEPTABLES - 5-26-89 CT

955 WASHINGTON AVENUE



955 WASHINGTON AVENUE

ARCHITECT: ROBERTSON & PETERSON

YEAR BUILT: 1936

DESIGNATION: HISTORIC

LEVELS: 1

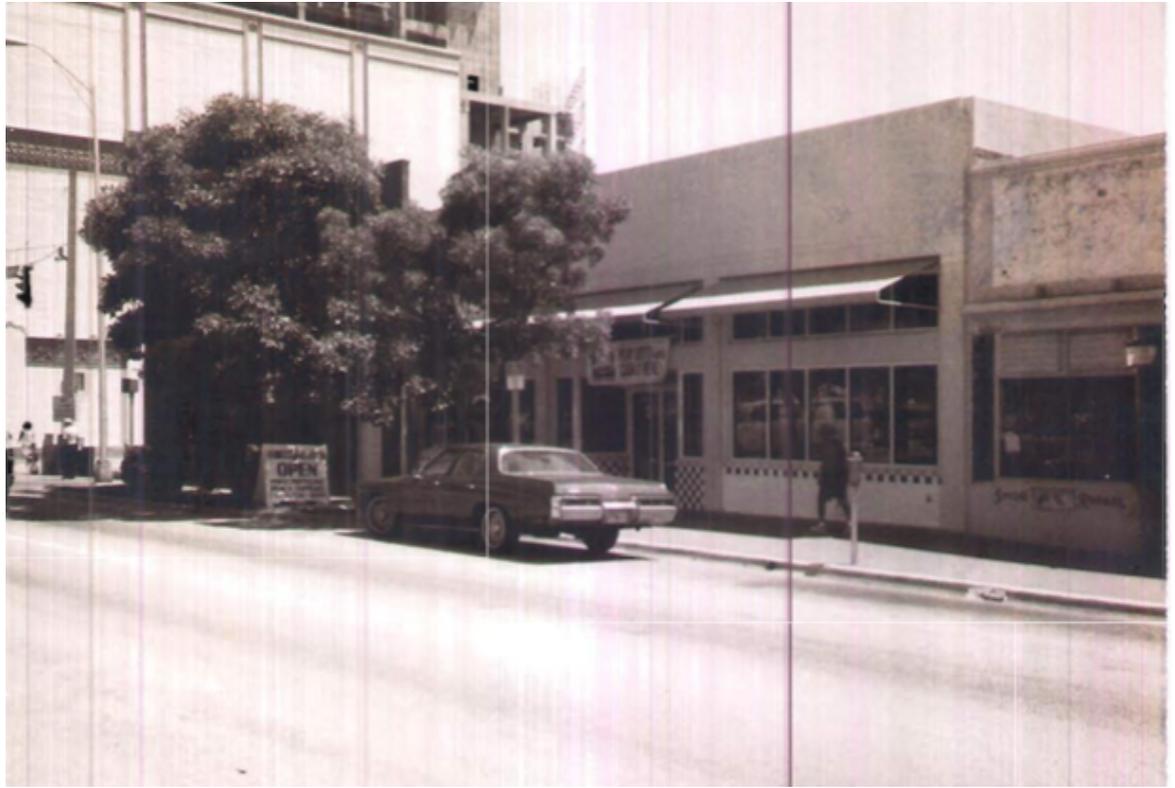
FOLIO: 02-3234-008-1420

LOT SIZE: 6,500 square feet

2016 PHOTOGRAPH ABOVE (3) & CIRCA

1970 HISTORIC PHOTOGRAPH BELOW (4)





1971 PHOTOGRAPH OF 955 WASHINGTON AVENUE (4)

According to the original architectural drawings, this one story retail structure was originally designed and constructed in 1936 as an ensemble of two buildings: 955 & 999 Washington Avenue. They were designed in a complementary retail style - one design that stretched over two buildings.

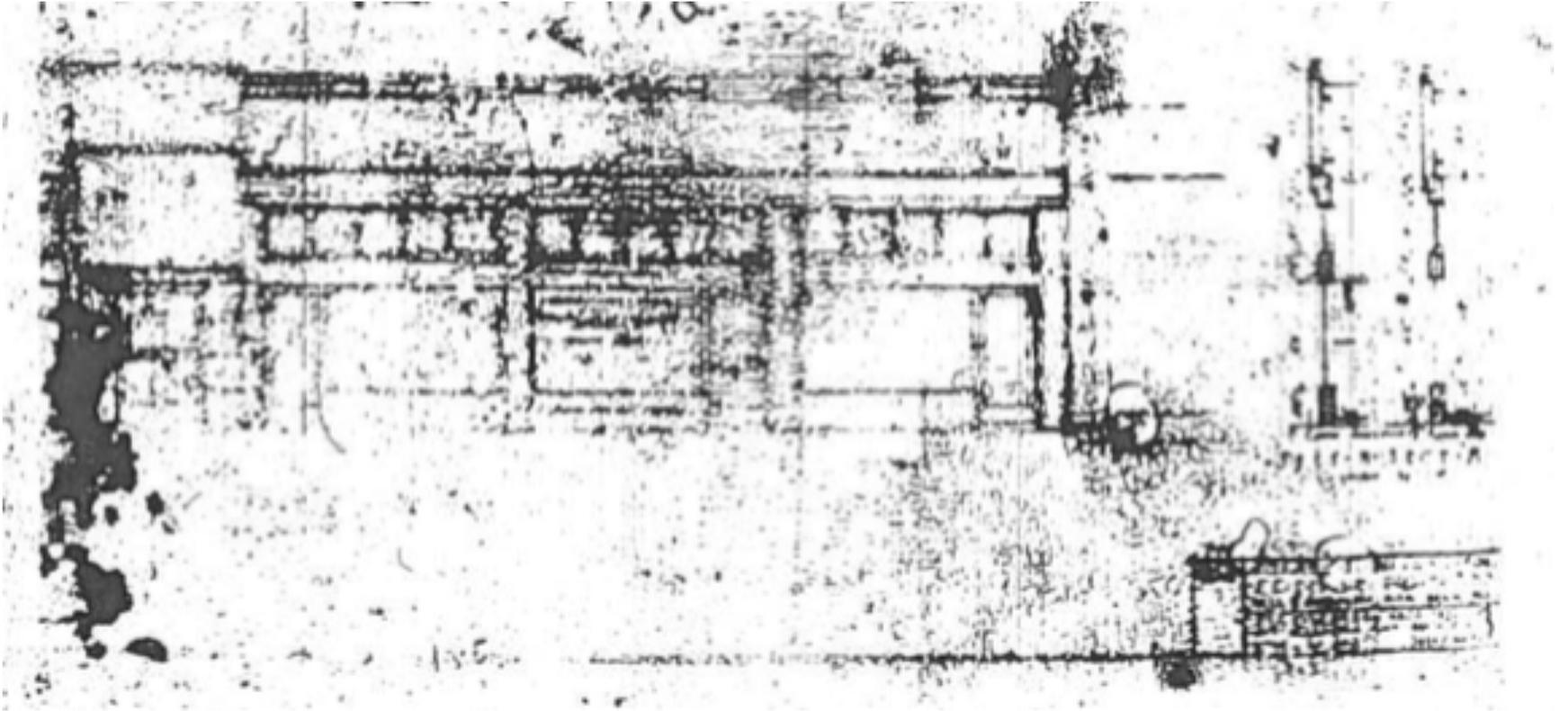
This concept had earlier been achieved in different designs by the same Architects for portions of the 600 block of Washington Avenue. These buildings were completed for the same developer - J. C. DeVine Properties - who was the prolific developer who had also completed much of the 600 block of Washington. The 999 building once had a mezzanine which was removed according to the Building Card.

In a 1977 note in the Building Card for 955 - 999 Washington Avenue it states that the City of Miami Beach Board of Adjustment approved the request by the then Owner of the building, Howard N. Galbut to construct an additional 2,515 sq. ft. to an existing building.

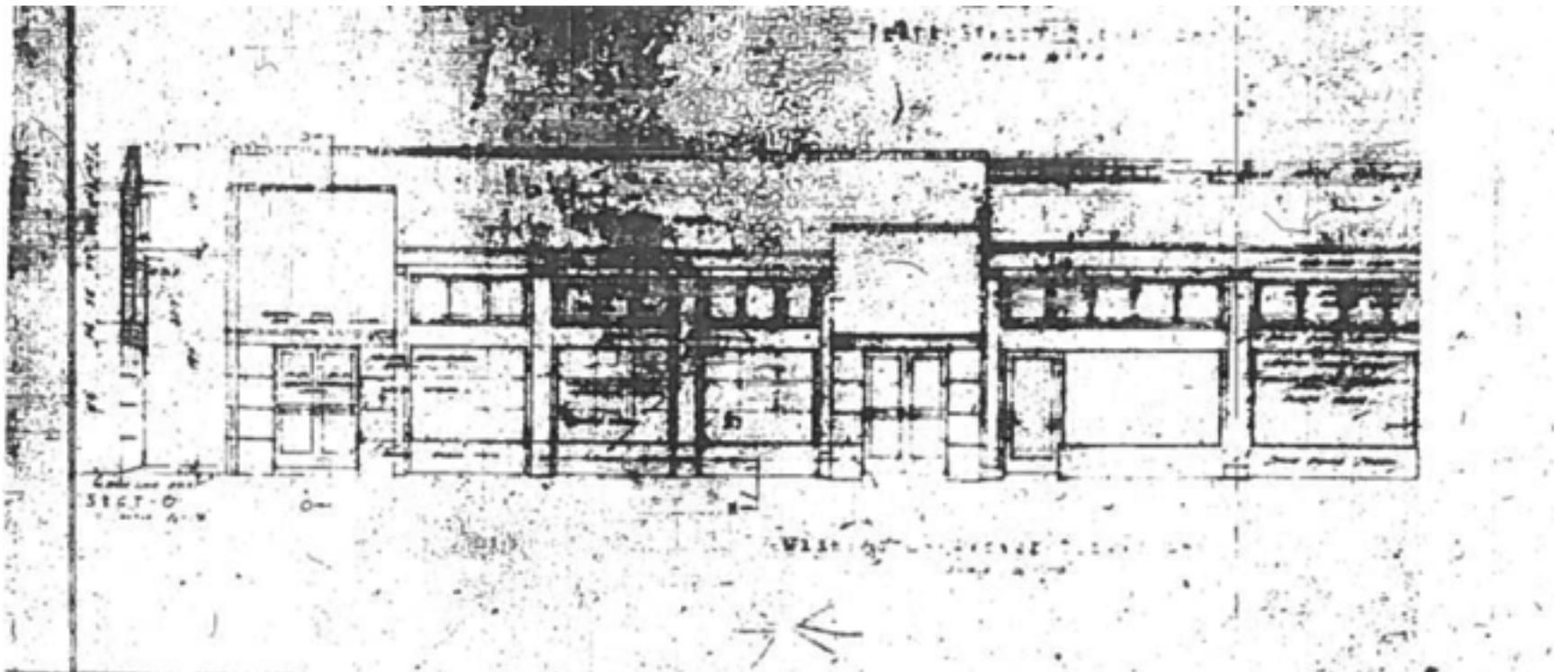
This is followed in the Building Card by this brief one line note: "#89596 - Manuel Vazquez - remodel interior and exterior - \$110,000 - 5-11-78"

These notes and the higher costs quoted infer that the brick cladding was likely added as the 'exterior remodel' to the corner structure at 999 Washington in 1978.

955 WASHINGTON AVENUE



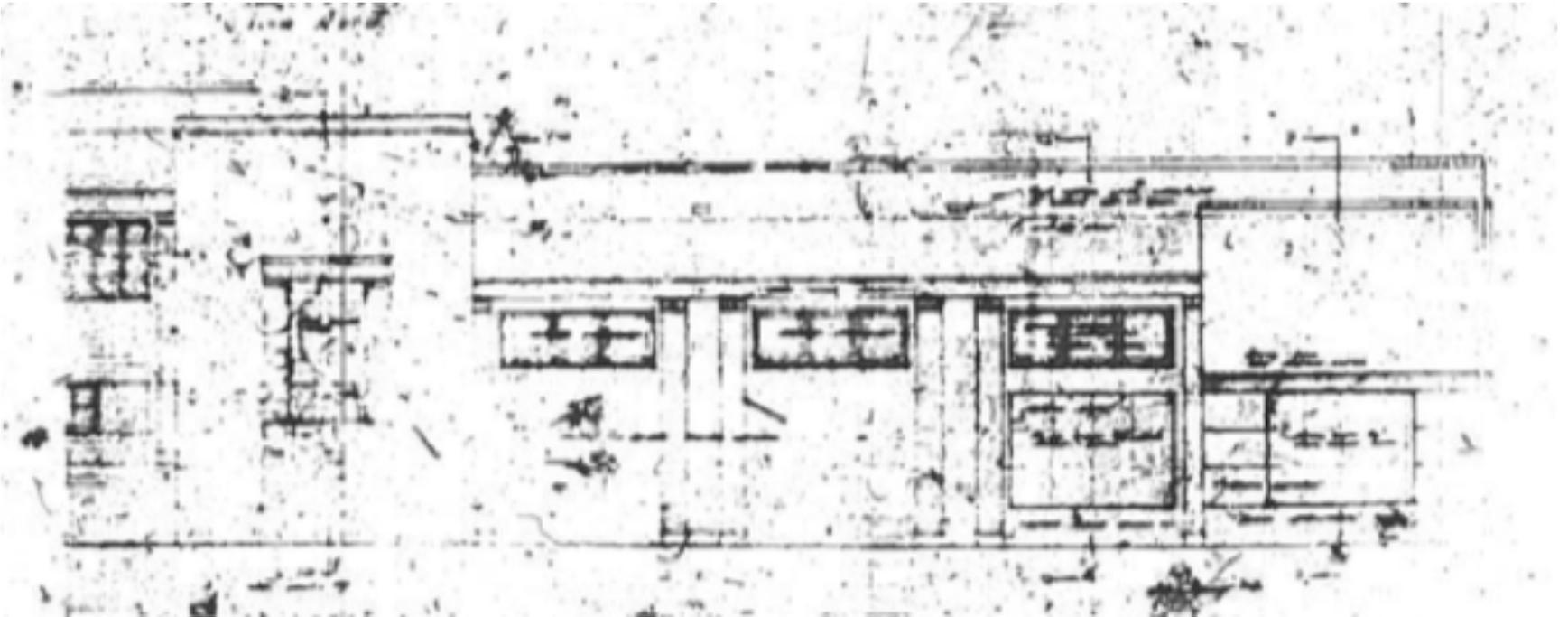
ORIGINAL ARCHITECTURAL ELEVATIONS (5):
955 WASHINGTON AVENUE ABOVE
999 WASHINGTON AVENUE BELOW





TOP: 2016 PHOTOGRAPH OF REAR (EAST) ELEVATION (3)

BELOW: ORIGINAL ARCHITECTURAL REAR (EAST) ELEVATION (4)



According to the Building Card this storefront was originally shown as 955 - 999 Washington Avenue for the use of a restaurant and 3 stores. In 1987 it is noted that the existing 3-store building at 955 Washington building was to be renovated into one drug store - at a cost of \$145,000.00. This would have been the Lee Ann Pharmacy which is still located there.

'The restaurant was along the corner of 10th street and the storefronts were along Washington Avenue. The storefronts were one story and the restaurant had a ground floor and rear mezzanine.' (5)

'In 1942, Farmfood Cafeteria, Farr Tours, and Western Union occupied the structure. During this time the U.S military leased the property of Farmfood Cafeteria for use by the 500,000 trainees of World War II that occupied Miami Beach. The property served as a mess hall from 1942 to 1944.' (5)

'After the war the restaurant was again renamed and became the Times Square Cafeteria. In the 1960's the cafeteria became the Kosher Meat Market. In 1962, the front facade of the corner structure was bricked over. The building underwent extensive alterations in 1978 and 1987 before part of it was converted to a drugstore.' (5)



1971 PHOTOGRAPHS of
955 - 947 WASHINGTON AVENUE (4)



Washington Avenue has always been the commercial shopping district for the local population in South Beach. Through the decades its ethnic flavors and cultures may change yet at its heart this has always been the central Main Street of South Beach.



2016 PHOTOGRAPH of 955 WASHINGTON AVENUE

This storefront retail and space was designed by the Architects Robertson & Patterson - who had successfully completed the storefronts at 657 - 685 Washington Avenue.

By varying the setbacks of building mass back from the property line, the Architects created interesting pedestrian cityscapes. This had been especially true of the original 999 Washington Avenue building.

This 1-story commercial building in the Art Deco style was built in 1936. The structural system is concrete block stucco. Exterior walls are stucco over concrete and concrete block. The building has a composite roof. Windows are replacement aluminum fixed.

The (current) primary (non-historic) entryway is a double glass door centered and recessed on the west elevation. The side walls at the entryway angle into the door. The knee-wall on the entire elevation contains 4" x 4" ceramic tiles." (5)

The black and white tiles are not original to the building. The wavy lighting at the parapet is also not original. The single entrance to one store is also not original, since the building originally contained three separate retail stores.



2016 PHOTOGRAPHS of PARAPET DETAIL AT 955 WASHINGTON AVENUE (3)



Above 1989 PHOTOGRAPH from the CITY OF MIAMI BEACH PLANNING DEPARTMENT'S HISTORIC PROPERTIES DATABASE
Note that this photo shows the double-crenelated parapet top pre-installation of the non-historic wave neon lights.
See 2015 detail photographs on following page.

USRAFFTC 4-30-42 Owner J.C. DEVINE PROPS. Mailing Address
 Lot 16 Block 21 Subdivision OCEAN BEACH ADDITION #2
 General Contractor J. C. DeVine Properties
 Architect L. Robertson
 Zoning Regulations: Use BB Area 19
 Building Size: Restaurant Front 50' Depth 125'
 Stores 50' 73'
 Certificate of Occupancy No.

Perm. No 9721 Cost \$ 20,000.
 Address ~~955 Washington Avenue~~ 955 Washington Avenue
 Bond No. 155-999 Washington Avenue
 Engineer 3234-08-143
 Lot Size 100 x 130
 Height 18' Stories
 16'
 Use RESTAURANT & 3 STORES

Type of Construction CES Foundation Reinforced concrete Roof Comp Date Sept. 10, 1936

Plumbing Contractor #9413 W.H. Pennell Sewer Connection 1, Date Oct. 5, 1936
 22 Fixtures Temporary Closet

Plumbing Contractor #9488 Pennell - 15 Fixtures - 4 Gas openings - 4 Date Nov. 10, 1936

Water Closets Bath Tubs Floor In METRO CRD. #75-34
 Lavatories Showers Grease Traps REGENERATION DATE: 5-11-39
 Urinals Sinks Drinking Water
 Gas Stoves Gas Heater Gas Turn On Approved --J.J. Farrey - November 9, 1936
 Gas Radiators

Septic Tank Contractor Tank Size 31,000. Date

Oil Burner Contractor (Bldg permit #9051) C.A. Merritt -- Tank Size Burner & Tank --- Date Nov. 6, 1936
 Sprinkler System #10371 - C.A. Merritt - One 275-gal Tank & Burner \$ 300. Oct. 5, 1937

Electrical Contractor #7704 Geo. LaVigne Address Date Nov. 27, 1936

Switch Range Motors 10, Fans Temporary Service -- Sept. 17, 1936
 OUTLETS Light 126 HEATERS Water Space SAW-#7129 LaVigne Electric:
 Receptacles 36 Centers of Distribution
 #11240-August 17, 1938 Refrigerators 6, #7974 LaVigne-Dec. 28, 1936-11 Neon transformers:
 Greater Miami Electric: Irons Sign Outlets
 1 - motor: Electrical Contractor Date

No. FIXTURES Date of Service

FINAL APPROVED BY ALTERATIONS OR REPAIRS

Parr Travel Co: #11217 One entrance company: Florida Awning Company: \$ 65.00 July 16, 1940
 D. J. ...

Building Permits: #62295 Philip Plaks: Demolish portion of existing mezzanine & rework portion that is left - L. F. Vann Assoc., Architect - \$10,000.00 - July 5, 1960 OK 10/20/60 Cox MW C.O. #3774 Oct. 26, 1960

#62816 Claude Southern Corp.: 2 flat wall signs, neon, "Kosher Market", 11' x 4' - 44 sq. ft. and 39' x 3' - 117 sq. ft. (161 sq. ft. total), \$600, 8/26/60 C. O. #3774 Oct. 26, 1960

#63208 S. F. Flaks: Rebuild 40 ton A. C. system, install 13 motors - 21 tons of refrigeration - Connected to used display cases - \$10,300.00 - October 13, 1960 O.K. Flaag 10/26/60 C.O. #3774 Oct. 26, 1960

#65981 Owner: Interior painting and counters - \$200. - 9/29/61

#66181 Dede Grant Inc.: Install 1-5 ton pkg. unit - \$2200. - 10/23/61 OK Flaag 10/30/61

#70372 Owner, Morris Weiss: Remove bulkhead and install aluminum overhead door. - \$175. - 10/17/63 WC CB 10/29/64

#70673 SxxMxxrxix Hurricane Avning & Shutter Co.: Aluminum awning 15' long x 6' and 7'6" above sidewalk - \$230. - 11/27/63

#74622 Giffen Industries, Inc.: Reroof - \$1575. - 8/19/65 - OK Brown 9/2/65

#77029 Owner, J. C. Devine: Paint - \$200 - 9/14/66

#1792 - Peoples Gas System - 1 - 5 ton air cond central 10/18/71

#2246-United Refrigeration- total 30 HP Central A/C-\$9950-9-20-72

#88133-Tulip Construction-Interior remodel of existing kosher supermarket-9-25-72-\$50,000

#09541-Glamar Signs-Sign-Shoppers International-Sign-\$200-8-12-76

FILE NO: 1168 BOARD OF ADJUSTMENT NOVEMBER 4, 1977 HOWARD N. GALBUT, applicant/owner Applicant requests waiving seven (7) of the required seven (7) parking spaces in order to construct an additional 2,515 sq. ft. to an existing building HEARD WITHOUT PREJUDICE - GRANTED AS REQUESTED.

#89596-Manuel Vazquez-Remodel interior and exterior-\$110,000-5-11-78

#13421-Owner-0Painting exterior ceiling repairs-\$400-7-11-78

M04249- A Bu Refrigeration-6 10KW central heating, 6 central a/c-9-25-78

M04320-A Bu Refrigeration- 1 10LW central heating, 1 7 1/2 ton central a/c-1-18-79

#14556-Acolite Sign-Plastic faced channel letters on front wall 69 sqs-\$1000-1-26-79

#14863-Acolite Sign-Citizen Federal-Sign-\$1500-4-5-79

8/3/82 - #22570 - H.,H.,R.GALBUT, Interior partitions \$1,250.00

#92314 - 11-6-87 - Cohen Ager Inc. - Alteration of existing store building to be used as a drug store - \$145,000.00 C.A. *file by me*

Plumbing Permits:

#42470 J & W Plumbing Service, Inc: 2 water closets, 2 lavatories, 12 floor drains, 12 safe waste drains-7/12/60 OK 10/17/60

Rotman

#49432-Mid-Town Plumbers- 1 Drinking Fountain; 17 Floor drain; 1 Sink, -9-27-72

#56249-Wenzel Plumbing- 3 lavatory, 1 shower, 1 sink, bar, 1 sink, slop, 3 water closet, 1 heater-new installation, utility sewer, utility-water-7-6-78

#13835-Mayo Roofing-Re-roof 60 sqs-\$6000-9-12-78

#62238 9/9/85 Orlando J. Bernal 1 rgh, 1 set floor drain, 2 rgh, 2 set lavatory, 2 rgh, 2 set shower, 2 rgh, 2 set urinal heater new installation

Electrical Permits:

#55604 Hamilton Elec., Inc. of Broward County: 16 switch outlets, 25 receptacles, 45 light outlets, 228 fixtures, 1 water heater outlet, 18 appliance outlets, 5 centers of distrib, 1 service temp., 1 service equip, 1 sign outlet, 5 motors (LHP), 18 motors (2-5HP), 1 motor (6-10HP), 2 motors (11-25HP)- Aug. 9, 1960 OK 10/18/60 Newbold

#55693 Claude Southern: 4 neon transformers, 8/26/60

#60388 Ben's Elec: 1 switch outlet, 4 light outlets, 5 motors-0-1 HP--11/21/63

#70053-J.H. Moore Electric- 10 Receptacles; 2 Appliance outlet; 1 Oven; 4 motors, over 1-3- HP- 3 motors, over 5-8 HP- 24 Fixtures-10-12-72

#72310-Rapelco Electric- 100 amps increase; 2 motors, over 1-3HP; 1 a/c window-6-4-75

#73002-J H Moore, Inc.-Food Fair-correct violation-3-29-76

Electrical 74878-Mike Electric-60 amps service-7-25-78

#74924Mikes Electric Corp-133 light outlets, 250 receptacles, 1 range top, 2 waterheater, 1 motors, 0-1HP, 1 5-8 HP, 5 5ton a/c, 3 exhaust fan, 2 refrigeration-8-10-78

#75170-Mikes Electric Corp.- 10 switch outlets, 46 light outlets, 32 receptacles, 1 200 amps service, 1 appli range top, 1 water heater, 1 7½ ton a/c, 2 exhaust fan-11-18-78

Spic & Span -	#	10506	1 SIGN, Biscayne Tent & Awning Co:	cost	175.00	Oct. 29, 1937
	# 14513	Wall sign - 85 sq ft: 1 Swing sign - 15 sq ft: Neon Sign & Display			400.00	Aug. 26, 1940
The Gem Box	# 19114	Painting & putting in shelving & counters:			150.00	Oct. 12, 1941
	# 19299	Alterations after Army occupation: Giller Contr. Co:			5,000.00	Nov. 8, 1944
	# 19494	SIGN Acolite Sign Company			150.00	Dec. 11, 1944
	# 22677	painting - A. Petri, painter:			250.00	June 26, 1946
965 Washington	# 24595	Install one additional condenser: R.S.Oakleaf Air Conditioner ---			1,500.00	May 26, 1947
Times Square	# 24617	Painting - inside: Morris Kelof, painter:			25.00	May 29, 1947
Frozen Custard	# 24651	Class Partitions: 40 inch: Owner			350.00	June 4, 1947
	# 32455	Two flat wall signs (5 x 24) & (4 x 10)-160 sq ft Neon Sign & Service ----			2,000.00	May 3, 1950
965 Washington	# 33566	Painting: A & S Painting Co: Inc.			950.00	Sept. 15, 1950
965 Washington	# 36319	Painting sign on wall - James McGlynn, Jr.			30.00	July 13, 1951
965 Washington	# 36620	-no plans - Changing over air condition to water tower system:				
	OK - A. Flaaglo-29-52	Sun State Air Conditioning, contractor:			1,500.00	June 4, 1952
965 Washington	# 40132	Painting outside - Eric Deutsch:			300.00	Nov 18, 1952
957 Wash. Ave.	# 45966	B & B A.C. Ser: Install 1 -5 ton used A/C Unit -OK,			1,500	10/1/1954
965 Washington	# 46167	Sam Levine.....Painting Interior			650.00	October 22, 1954
953 Washington	# 46435	Tropicalites: One flat wall sign			600.00	Nov. 22, 1954
955 Wash. #53305	Mutual Neon Sign: Flat Wall Neon Sign - 10'x3'-30 Sq.Ft.-200-5/24/57					
955 Wash. #53450	Junez Construction: Addition of store-17x39-CBS #1-Parapet walls, wood roof, Subject to Ord. #289 regards to ovens- \$1500.00- June 3, 1957					
955 Wash. #53604	Dooly Sawthorn: 1-3 ton air conditioner- \$600-June 18, 1957 OK 7-29-57					
957 Wash. #57922	J.Y. Sparks: Remove present store front & replace with doors - \$400 - 8/11/58					

Plumbing Permits:

Farm Foods	# 16715	Dick Crawford: 5 Sand traps: July 5, 1942				
	# 16734	USAAFTTC Capt H.H. Girard - 1 new Sewer connection July 30, 1942				
	# 16768	USAAFTTC (Dick Crawford) 3 Sinks, 1 Dish washer, 2 Grease traps, 5 sandtraps, 1 peeler, 1 gas range, 1 Gas heater, 1 coffee urn, 1 kettle: 9/17/1942				
	# 17869	C.R. Martin: 2 Water closets, 1 Dish washing machine, Re-vamp 2 Grease traps, 3 safe waste drains, 1 sand trap, 1 Gas range, 6 coffee makers, 11/16/1946				
	# 20150	Roy Martin: 1 Dish washing machine: 1 Floor drain, June 25, 1946				
	# 35405	N & R Plumbing: 1 Sink, 2 Floor Drains, 1 Safe Waste Drain, 1 Electric Water Heater, 1 Gas Range: Oct 8, 1953				
	# 589	Beach Plog: 2 water closets, 2 lavatories, 1 sink, 1 Grease trap, 3 floor drains, 1 steam water boiler, 1 candy stove - June 20, 1957 OK 7-24-57 Rotman				



BIBLIOGRAPHY

- (1) Photograph courtesy of
History Miami
- (2) Aerial photograph courtesy of
City of Miami Beach Public Works department
- (3) 2016 Photograph by Arthur Marcus
- (4) Historic Photograph courtesy
Miami Dade Property Appraiser's Office
- (5) Original Architectural Plans & Elevations courtesy
City of Miami Beach Building Department
Records Desk
- (6) "Miami Beach Art Deco Guide" by Miami Design
Preservation League, 1987 p. 6.
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- (8) "Miami Beach" by Howard Kleinberg, 1996 p.211.
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Robinson & James F. Donnelly, 2010 pp. 4-5
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